R B ASBESTOS CONSULTANTS

Asbestos: Surveying | Management | Awareness Training

ASBESTOS SURVEY REPORT

DEMOLITION ASBESTOS SURVEY

UNITS 6-23, POSTAL STREET, MANCHESTER CITY CENTRE



DATE SURVEYED:	18 JULY 2023
SURVEYOR:	GREG BYRNE & PAUL GALLAGHER
REPORT CHECKED BY:	GREG BYRNE & PAUL GALLAGHER
REPORT NUMBER:	R-18828

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SECTION 1 – INTRODUCTION

This survey was undertaken in accordance with in-house procedures based on HSG264 (Asbestos: The Survey Guide) and the Control of Asbestos Regulations 2012.

1.1 Understanding this Report

This report provides information relating to asbestos within the areas we were requested to survey. Please read the report in its entirety and do not rely on any one section as a stand alone viewpoint.

Areas not accessed by the surveyor are outlined in the Executive Summary. The explanations as to why the areas were not accessed are outlined in Section 4.2**. Areas not accessed must be presumed to contain asbestos.**

The plans in Section 4.3 provide a general indication only of the position of asbestos containing materials (ACM's). No measurements should be taken from the plans (they are not drawn to scale). Any quantitative amounts of asbestos material are approximate only.

The asbestos sample locations are outlined in various parts of this report. If you cannot locate an asbestos sample using the plans, photographs and descriptive information then please contact us.

Any recommendations in relation to the asbestos materials are based on current legislation, the information you provided, information learned during the desk top study, the survey, and the completed risk assessments for each area of asbestos. You must review these risk assessments to ensure they are accurate and fit for purpose.

If you do not understand any aspects of this report please contact us on 01282 427672.

1.2 Scope of Works

Purpose of Survey

The purpose of the survey is to locate ACM's prior to refurbishment or demolition of a building or specific areas of a building. The survey involves destructive inspection as necessary to locate as far as reasonably practicable any ACM's.

Aims & Objectives of Survey

The survey has three main aims:

- locate and record the extent, and product type of any presumed or known ACM's;
- to inspect and record information on the accessibility, condition and surface treatment of any presumed or known ACM's;
- to determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

The survey is conducted in a methodical, systematic and diligent manner to ensure ACM's are located and all areas of the premises are inspected.

SECTION 2 – EXECUTIVE SUMMARY

R B Asbestos Consultants Limited were instructed by Michael Freeley on behalf of J Freeley Ltd, Southern Street, Worsley, Great Manchester, M28 3QN to carry out a Demolition Asbestos Survey at Units 6-23, Postal Street, Manchester City Centre as per our quotation RQ22-1117.

The scope of works included all internal and external materials, building products, structure, finishes, etc to specific areas only relating to refurbishment.

The following table details the location of identified (or presumed) asbestos containing materials (ACM's) within the survey as well as any areas not accessed.

Location	Sample No.	Risk Ass't No.	Product	Approx. Quantity	Condition	Surface Treatment	Accessibility	Asbestos Type	MRS	PRS	Actions/Comments
Ground Floor R01 / Unit 1	R-18828/NA1		No access gained within safe linings				No Access				Proceed with caution - May contain asbestos
Ground Floor R02 / Unit 2	R-18828/NA2		No access gained to all live switchgear				No Access				Proceed with caution - May contain asbestos
Ground Floor R05 / Unit 5	R-18828/LA3		Limited access within brick pillar space around vertical steels				Limited Access				Proceed with caution - May contain asbestos
Ground Floor R05 / Unit 5	R-18828/008	477584	Rainwater downspout - Asbestos cement (AC)	4 l/m	Low damage	Bonded	High	Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
Ground Floor R08 / Unit 8	R-18828/As008	477530	Rainwater downspout - Asbestos cement (AC)	2 l/m	Low damage	Bonded	High	SP Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.

Actions & Priorities

The survey relates to a series of eight retail units within the same building. We have numbered these notionally 1-8 from right to left as you face the block from Newton Street.

Asbestos containing materials (ACMs) were detected during the survey in the form of asbestos cement (AC) downspouts in two locations within the property. The contractor undertaking the removal should be appropriately trained and conform to CAR 2012.

Please proceed with caution in areas of no/limited access as they may contain asbestos.

Please go to section 4.1 for a more detailed breakdown of asbestos found. All risk assessments and photographs are in Appendix 2.

SECTION 3 - SURVEY & GENERAL SITE INFORMATION

3.1 Survey Type

Refurbishment & Demolition Asbestos Survey

A refurbishment and demolition survey is required before any significant maintenance refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM' in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey is fully intrusive and involves destructive inspection, as necessary, to gain access to all areas.

Any areas not accessed will be presumed to contain asbestos.

3.2 The Survey Process & Methodology

The Survey

The survey was carried out by an experienced survey team, who inspected any installation, which, potentially, could contain asbestos. The survey was conducted in a methodical, systematic manner to ensure ACM's were not missed and all areas of the premises were inspected (where practicable).

The survey was carried out in accordance with the Control of Asbestos Regulations 2012, R B Asbestos Consultants Limited quality and technical procedures, and conforms to the requirements of HSG 264.

Sampling

The object of carrying out sampling is to identify the nature and extent of any visible asbestos-bearing material. Where management of asbestos is not likely to follow (i.e. if demolition follows) samples are taken wherever it is safe to do so.

Samples are taken using low - disturbance techniques (using a sharp knife, a cork borer or hand drill), whereby a small amount of material (approx. 1 cm^3) is taken, after firstly wetting the sample location with a polyvinyl acetate (PVA) solution spray or covering with a small wet wipe. This minimises the release of asbestos fibres during the process. Equipment used for the collection of the samples is decontaminated prior to each sample being collected.

Samples are taken and collected in self-seal plastic bags. The sample reference number is recorded on the sample bag. Samples are enclosed in a secondary plastic container. Where appropriate or possible, a label is left on the site adjacent to the sample location. This label indicates the sample number for cross-reference with the report.

Where there are large numbers of identical items distributed in numerous locations throughout the site. e.g. cement flue pipes, oven door seals etc., fewer samples may have been taken. In this case it is assumed that all identical items have the same composition as those analysed and specified in the risk assessment sheets.

As required under the Control of Asbestos Regulations 2012, dust release in sampling must be reduced to as low a level as is reasonably practicable, an assessment in respect of likely dust release will dictate the need for precautionary measures. These may include:

- use of personal protective equipment
- isolation of the sampling area
- wetting of material to suppress dust release
- appropriate cleaning process

After sampling, any broken material with potential to cause airborne dust will be sealed. Any remaining dust or debris will be removed by wet wiping or by using an approved 'Type H' vacuum cleaner.

Sampling will not impair the structural integrity of the building or plant and it will be undertaken with care to ensure that possible nuisance and potential risk to health of site visitors are reduced to minimum levels.

Presumed & Strongly Presumed Samples

The duty to manage requirement, in the Control of Asbestos Regulations 2012: regulation 4, allows materials to be 'presumed' to contain asbestos. Therefore in the asbestos survey, materials can be presumed to contain asbestos. There are two levels of 'presumption'.

Strongly presumed: in this case the material looks as if it is an ACM, or that it might contain asbestos. This conclusion can be reached through visual inspection alone by an experienced, well-trained surveyor, familiar with the range of asbestos products. Examples of 'strongly presumed' would be: Where laboratory analysis has confirmed the presence of asbestos in a similar construction material; Materials in which asbestos is known to have been commonly used in the manufactured product at the time of installation (e.g. corrugated cement roof and wall sheeting, cement gutters and drainpipes, cement water tanks, ceiling tiles, insulation on a pipe where fibres are clearly visible).

A **'default' situation** where a material is **presumed** to contain asbestos because there is insufficient evidence (e.g. no analysis) to confirm that it is asbestos free, or where a duty holder/surveyor decides that it is easier under the planned management arrangements to presume certain materials contain asbestos. Many non-asbestos materials will also be presumed to contain asbestos using this system. There is a further default situation where materials must be presumed to contain asbestos. The default applies to areas which cannot be accessed or inspected. In this situation any **area not accessed or inspected must be presumed to contain asbestos, unless there is strong evidence that it does not**.

Analysis of Suspected Asbestos Materials

Any suspect materials are sampled in accordance with HSG 264 then subsequently analysed in accordance with MDHS 77 - 'Asbestos in bulk materials' by a UKAS accredited laboratory. This method identifies the asbestos types present. The results are reported in the form of certificates of analysis held in Appendix 3 of this report. Non-asbestos materials are reported based on visual assessment or analysis. If no asbestos is detected (NAD) these are recorded in Section 4.4 of this report. Materials referred to as Asbestos Insulating Board and Asbestos Cement have been defined by visual appearance only by the surveyor whilst the material is in situ. Where there is any uncertainty a water absorption test is sought and the results held in **Appendix 3**.

Air Monitoring

Air monitoring may be appropriate in certain sampling situations to determine airborne respirable fibre levels. Air monitoring carried out during sampling work may show airborne fibre concentrations to remain below the clearance indicator level of 0.010 fibres per millilitre of air. Air monitoring may be periodically carried out to confirm this. When this is carried out the results may be present in the report **Appendix 4.**

Photography

Photography is carried out to assist in the location of sample sites. All samples collected or strongly presumed as containing asbestos are documented photographically. It should be noted that photographs do not always show the sample point (each sample point will be labelled unless the area is particularly sensitive).

3.3 Desk Study & Background Information

HSG264 recommends that, wherever possible, a preliminary desk-top study should be carried out in order to gather information pertinent to the building(s) under investigation. The information required includes the following:

- the type(s) of building or structures present on the site
- the construction and age of the premises
- the current or former process carried out on the site
- architects drawings including subsequent plans for significant changes to the structures
- information on any previous asbestos removal at the site
- access issues the surveyors may encounter including opening/closing times
- sensitive issues such as location of staff, the public and any vulnerable persons

This information is then used to assist the survey team to produce a more accurate and informed survey report.

Based on our preliminary site visit (if practicably applicable) and the information provided from the client at the quotation stage we created a desk top study *[table 1]*. This study enabled the surveyor to review the information, plan the survey and consider any gaps in the information.

Desk Top Study - Table 1

Information Requested	Information Provided
Type(s) of buildings or structures present on site	Parade of retail shop units
Construction and ages of the premises	Circa 1970s
Current or former process carried out on the site.	Commercial use
Information on any previous asbestos surveys and asbestos removal at the site must be provided prior to our survey.	None available
Original or current drawings/plans including subsequent plans for significant changes or refurbishment to the structure(s).	Not provided
Access issues the surveyor may encounter including opening/closing times.	N/A
You must ensure all areas of the building, rooms, cupboards, floor ducts, cellars etc are unlocked or access provided by a key holder at the time of the survey	Noted
Sensitive issues such as location of staff, the public and any vulnerable persons	N/A
Lift shafts, electrical, heating equipment may need to be isolated by an engineer for a brief period of time during the survey or these areas will be excluded and assumed to contain asbestos	Noted
Risk assessments & safety information for site (safety hazards, high levels, contaminated areas/confined spaces etc?)	Standard RAMS apply
For refurbishment/demolition survey works there will be damage to fixtures/fittings/floors/walls. If this is not acceptable in any areas you must inform us prior to the survey as this will then be excluded and those areas assumed to contain asbestos.	Noted
Key holders, site contacts and other relevant contact numbers.	Details provided
Any other relevant information you feel the survey team should be aware of.	N/A

3.4 General Site Information

The survey relates to a series of eight retail units within the same building. We have numbered these notionally 1-8 from right to left as you face the block from Newton Street.

The purpose of the survey was to gather asbestos information prior to the demolition of the property.

The scope of the works was to include all buildings within the site as identified and confirmed by the client during the site visit and their confirmation of our desk top study.

The survey was carried out by Greg Byrne & Paul Gallagher on 18 July 2023.

This report was completed on 21 July 2023.

This report was checked by Greg Byrne & Paul Gallagher on 21 July 2023.

3.5 General Access Restrictions/Limitations

Wherever possible, access will be gained to all areas of the property. All reasonable attempts will be made to access all areas.

Areas that have not been surveyed are outlined in Section 4.2 'No Access Areas' of this report. Where a 'No Access' is used this indicates that the area specified was not accessible to the surveyor at the time of survey because to gain access would have required an unreasonable amount of dismantling of the building structure. In this circumstance it has to be presumed that ACM's may be present within these areas.

We have made every effort to locate all known and suspected ACM's, however, we cannot guarantee that all ACM's have been located. The fabric of the building may conceal the location of some ACM's. Some ACM's may be discovered during subsequent refurbishment or demolition activities.

SECTION 4 – SURVEY RESULTS

4.1 Asbestos Register

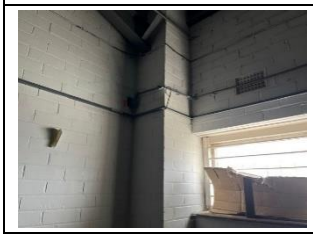
Site Address: Units 6-23, Postal Street, Manchester City Centre

Location	Sample No.	Risk Ass't No.	Product	Approx. Quantity	Condition	Surface Treatment	Accessibility	Asbestos Type	MRS	PRS	Actions/Comments
Ground Floor R01 / Unit 1	R-18828/NA1		No access gained within safe linings				No Access				Proceed with caution - May contain asbestos
Ground Floor R02 / Unit 2	R-18828/NA2		No access gained to all live switchgear				No Access				Proceed with caution - May contain asbestos
Ground Floor R05 / Unit 5	R-18828/LA3		Limited access within brick pillar space around vertical steels				Limited Access				Proceed with caution - May contain asbestos
Ground Floor R05 / Unit 5	R-18828/008	477584	Rainwater downspout - Asbestos cement (AC)	4 l/m	Low damage	Bonded	High	Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.
Ground Floor R08 / Unit 8	R-18828/As008	477530	Rainwater downspout - Asbestos cement (AC)	2 l/m	Low damage	Bonded	High	SP Chrysotile	4	N/A	Remove (T): Trained contractor to complete any remedial or removal works under CAR 2012.

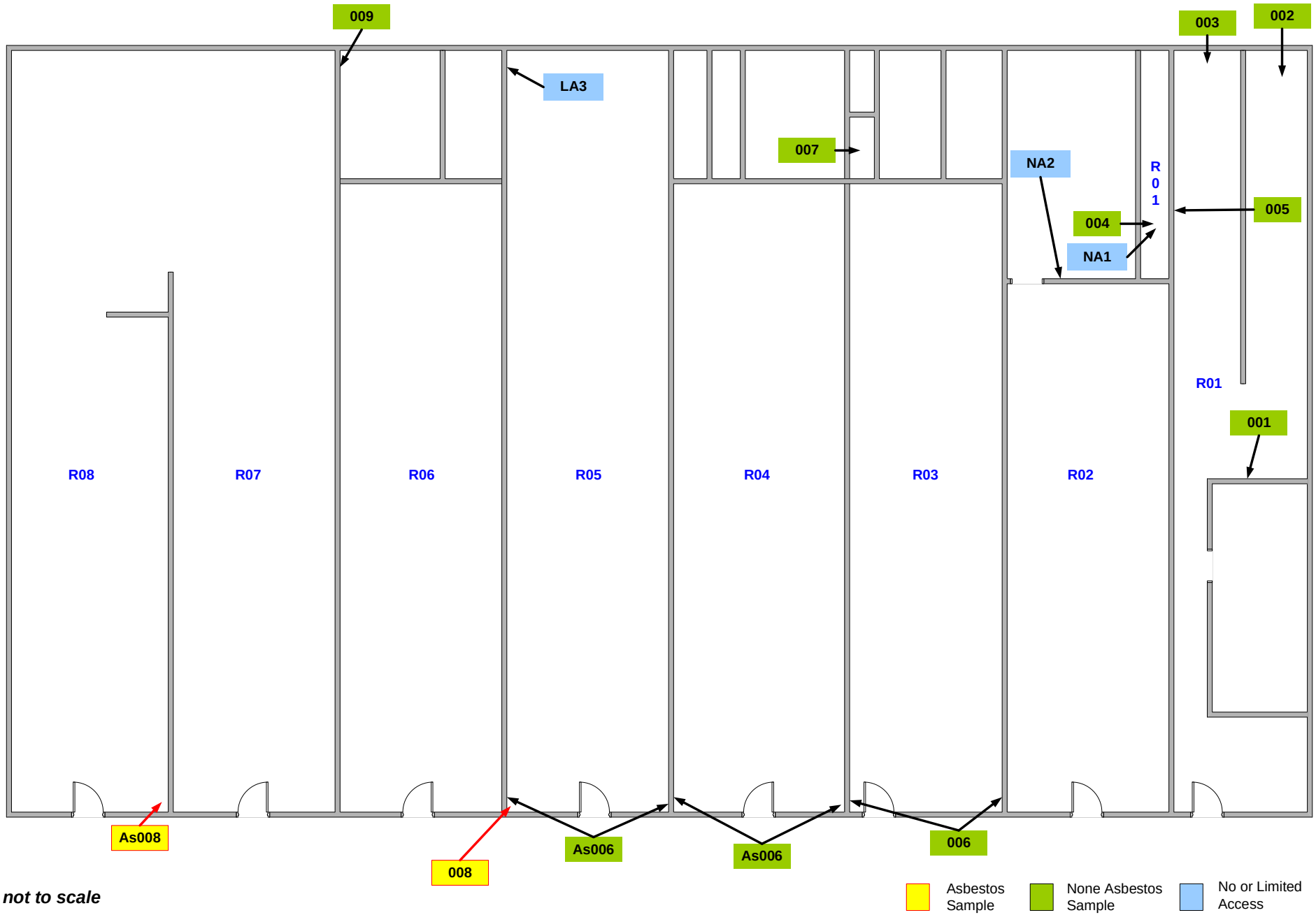
Any items highlighted in red require urgent treatment. Please refer to Appendix 2 for risk assessment of above sample.

4.2 No/Limited Access Areas

Any areas not accessed will be presumed to contain asbestos.

Photo	Plan Item No	Location	Comments
	NA1	Ground Floor R01 / Unit 1	No access gained within safe linings Proceed with caution - may contain asbestos
	NA2	Ground Floor R02 / Unit 2	No access gained within all live electrical switchgear Proceed with caution - may contain asbestos
	LA3	Ground Floor R05 / Unit 5	Limited access within brick pillar space around vertical steels Proceed with caution - may contain asbestos

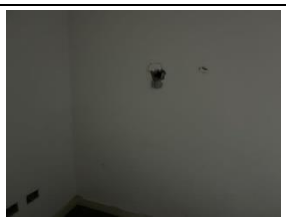
4.3 Plans



Plans not to scale

4.4 Non-Asbestos Results

If in doubt as to the presence of asbestos in materials not covered in this report: treat as asbestos until further investigation is carried out.

Site Address: Units 6-23, Postal Street, Manchester City Centre			
Location	**Description**	**Sample No.**	**Photo**
Ground Floor External areas	Walls - Brick Cladding - Wood Cladding - Metal steel Barge boarding - Wood Rainwater goods - Plastic DPC - Plastic Shop front fascia panels - Wood Roof - Metal steel Roof sheet and gutter - Metal steel Walls joint infill - Fibreboard		  
Ground Floor R01 / Unit 1	Wall panel - Board	R-18828/001	
Ground Floor R01 / Unit 1	Floor screed -	R-18828/002	
Ground Floor R01 / Unit 1	Panel behind heater - Board	R-18828/003	
Ground Floor R01 / Unit 1	Bitumen layer under flooring - Bituminous product	R-18828/004	 
Ground Floor R01 / Unit 1	Internal window putty - Putty/compound	R-18828/005	

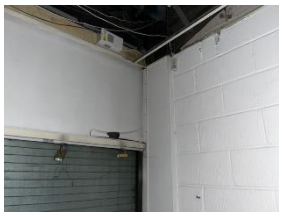
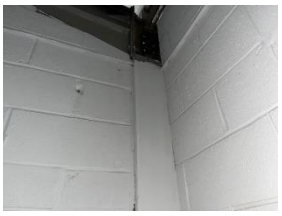
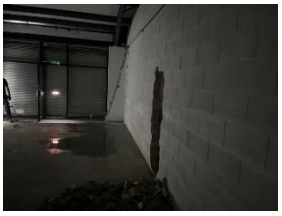
4.4 Non-Asbestos Results

If in doubt as to the presence of asbestos in materials not covered in this report: treat as asbestos until further investigation is carried out.

Site Address: Units 6-23, Postal Street, Manchester City Centre			
Location	**Description**	**Sample No.**	**Photo**
Ground Floor R01 / Unit 1	Tank in ceiling over toilets - Metal steel Tank insulation - Fibreglass Wall cladding to toilets - Ceramic tile False ceiling - Compressed MMMF ceiling tiles Walls - Solid Walls - Plasterboard Door sets and shopfront - Metal steel Floor - Solid Flooring - Wood Skirting and column cladding - Wood Gas heater - Modern Roof - Metal steel		 
Ground Floor R02 / Unit 2	Walls - Solid Walls - Plasterboard Door sets and shopfront - Metal steel Floor - Solid Flooring - Ceramic tile Skirting and beam cladding - Wood Back panel to old toilets - Wood Roof - Metal steel		
Ground Floor R03 / Unit 3	Column cladding - Board	R-18828/006	
Ground Floor R03 / Unit 3	Sink Pad - Bituminous product	R-18828/007	 
Ground Floor R03 / Unit 3	Walls - Solid Walls - Plasterboard Door sets and shopfront - Metal steel Floor - Solid Flooring - Ceramic tile Skirting, wall panels, toilet ceiling and beam cladding - Wood False ceiling panels - Compressed MMMF ceiling tiles Roof - Metal steel		

4.4 Non-Asbestos Results

If in doubt as to the presence of asbestos in materials not covered in this report: treat as asbestos until further investigation is carried out.

Site Address: Units 6-23, Postal Street, Manchester City Centre			
Location	**Description**	**Sample No.**	**Photo**
Ground Floor R04 / Unit 4	Column cladding - Board	R-18828/As006	 
Ground Floor R04 / Unit 4	Walls - Solid Walls - Plasterboard Door sets and shopfront - Metal steel Floor - Solid Flooring - Wood Skirting, wall panels, toilet ceiling and beam cladding - Wood HVAC ductwork - Modern Roof - Metal steel		
Ground Floor R05 / Unit 5	Column cladding - Board	R-18828/As006	
Ground Floor R05 / Unit 5	Walls - Solid Walls - Plasterboard Door sets and shopfront - Metal steel Floor - Solid Infill panels to windows and door surround - Wood Skirting, pillar cladding and beam cladding - Wood HVAC ductwork - Modern Roof - Metal steel		
Ground Floor R06 / Unit 6	Column cladding - Board	R-18828/009	
Ground Floor R06 / Unit 6	Walls - Solid Walls - Plasterboard Door sets and shopfront - Metal steel Floor - Solid Infill panels to windows and door surround - Wood Skirting, pillar cladding and beam cladding - Wood Roof - Metal steel		

4.4 Non-Asbestos Results

If in doubt as to the presence of asbestos in materials not covered in this report: treat as asbestos until further investigation is carried out.

Site Address: Units 6-23, Postal Street, Manchester City Centre			
Location	**Description**	**Sample No.**	**Photo**
Ground Floor R07 / Unit 7	Walls - Solid Walls - Wood Door sets and shopfront - Metal steel Floor - Solid Infill panel door - Wood Skirting, pillar cladding and beam cladding - Wood Roof - Metal steel		
Ground Floor R08 / Unit 8	Walls - Solid Walls - Wood Door sets and shopfront - Metal steel Floor - Solid Skirting, pillar cladding and beam cladding - Wood Cavity insulation - Fibreglass Roof - Metal steel		

SECTION 5 – CONCLUSIONS & ACTIONS

All ACM's identified are listed in the **Asbestos Register** in **Section 4.1** which includes the required actions for each item.

Any ACM's identified should be removed prior to disturbance or building works within the area or site and may require an asbestos licence to do so.

If the site or any of the ACM's identified are to be retained for any length of time (ie longer than 3 months) then full management of all retained ACM's should be instigated as follows:

Management of Asbestos

The Control of Asbestos Regulations 2012 creates an explicit duty to assess and manage the risks from asbestos in premises. It is important that ACM's are sealed, labelled and actively managed as a minimum. Formulation of an asbestos management plan must be undertaken to detail and record actions required in order to manage and reduce the risks from asbestos. Full management of all retained ACM's should be initiated as follows:

- if there is a risk of exposure due to the condition or location of an ACM then repair, seal or remove by the appropriate licensed or experienced person
- maintenance of an up-to-date management plan recording responsibility, location, condition, maintenance and removal of ACM's at the property
- the ACM must be maintained in a good state of repair and monitored on a regular basis for its condition and the results recorded within the plan
- anyone who is likely to disturb an ACM must be informed of its location and condition of the material
- procedures and arrangements (Permit to Work) must be in place for any work that may be carried out which may disturb an ACM
- The management plan must be reviewed at regular intervals to ensure that any plans or arrangements are updated if circumstances change

If any asbestos materials need to be repaired, worked on or removed, this work must be undertaken in accordance with the 2012 CAR Regulations. Information relating to the treatment required for each area of asbestos is contained within the risk assessment (Appendix 2).

Asbestos Management System

Once an asbestos survey has been completed the dutyholder has two choices; remove the asbestos (complying with CAR 2012) or manage the asbestos materials. The starting point of the management process is ensuring all asbestos materials are safe, sealed and clearly labelled. Under the CAR 2012 regulations any asbestos materials must be managed within a 'management system'.

The management system should be clearly defined (written); it should be relevant to the building and particularly the organisation within the building. The location and condition of any ACM's should be logged on an asbestos register (which should already be within the asbestos management survey). The dutyholder has the responsibility of the management of the asbestos in the building (this person may require appropriate training).

As part of an asbestos management system a Permit to Work system is the best way to stop damage to ACM's. If implemented properly, this will help to protect an organisation and individuals from asbestos risks.

Any asbestos management system should be regularly reviewed and revised in relation to the occupancy/change of use of the building, or at least annually.

Asbestos Awareness Training

Regulation 10 of the Control of Asbestos Regulations 2012 states that asbestos awareness training must be provided to all those responsible for the day to day management of the site and those who may/will come into contact with ACM's as part of their normal employment.

R B Asbestos Consultants Limited has the facilities to assist in all of the above requirements.

For further information or explanation, please contact the surveyor, on 01282 427672.



G Byrne BA (Hons)
Director

APPENDICES

Appendix 1: Risk Assessment Format

Each ACM, identified, known (previous analysis) strongly presumed (similar identified ACM) or presumed (knowledge based or default) is recorded on the individual risk assessment sheet. The risk sheet comprises 5 parts:

Photograph	Secondary identifier to be used in conjunction with the area plan.
ACM	Information on asbestos type, content, quantity & location.
Material Assessment	The algorithm determines the risk associated with the material i.e. the propensity of airborne fibre release for the specific fibre type.
Priority Assessment	The priority assessment refines the risk data associated with the material. The algorithm takes into account various human factors i.e. is the ACM likely to be damaged or disturbed by human activity & is exposure likely.
Action	Details minimum control measures or actions.

Material Assessment

The material assessment algorithm *(see table 2)* is based on four variables. Values are assigned for each of the four parameters giving a material risk score (MRS). The higher the risk score, the greater the propensity for fibre release. The MRS will be between 2 and 12.

Presumed or strongly presumed ACM's will be scored as Amosite unless analysis of similar samples from the same building show a different asbestos type or if there is a reasoned argument that another type of asbestos was almost always used. Non-asbestos materials are not scored.

Priority Assessment

The priority assessment algorithm *(see table 3)* incorporates the MRS and produces a more refined priority risk score (PRS) which takes into account various human factors such as occupancy, maintenance activity and the likelihood of damage or disturbance i.e. what is the likelihood of human exposure to airborne asbestos fibre. An ACM with a high MRS may, in some circumstances pose less of a risk than an ACM with low MRS.

The algorithm is based on five variables. The MRS is carried over and values are assigned for four of the five parameters giving a total risk score. The higher the risk score, the greater the propensity for fibre release. The PRS will be between 2 and 24.

Table 2 – Scoring System for Material Assessment

Sample Variable	Score	Basis of Risk Score
Product type (or debris from product)	1	Encapsulated materials: Asbestos reinforced composites (plastics & resins), bitumen, mastics, roofing felts, vinyl floor tiles, semi-rigid paints, decorative finishes, textured coatings. Asbestos cement products (Chrysotile only): profiled sheets, semi-compressed flat sheet, fully compressed flat sheet, pre-formed moulded and extruded products.
	2	Asbestos boards, papers and textiles: insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper, cardboard and felt, asbestos cement products (Crocidolite, Amosite containing).
	3	Insulation & sprayed coating: pipe and plant lagging, pre-formed pipe and plant lagging, loose fill, acoustic, thermal, fire protection and anti-condensation sprayed coatings.
Extent of damage/ deterioration	0	Good condition: no visible damage.
	1	Low damage: a few scratches or surface marks, broken edges on boards, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where the material has been damaged revealing loose asbestos fibres.
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris (which may be a result of previous work and unconnected with any current asbestos installation, is assigned 3 risk points).
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles.
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated) asbestos cement sheets etc.
	2	Unsealed AIB, or encapsulated lagging and sprays.
	3	Unsealed lagging and sprays.
Asbestos type	1	Chrysotile.
	2	Amphibole asbestos excluding Crocidolite
	3	Crocidolite (presumed or strongly presumed - with no evidence to the contrary)
Total MRS Score		

Score	Potential to release asbestos fibres
MRS 10 or more	High
MRS 7-9	Medium
MRS 5-6	Low
MRS 4 or less	Very low

Table 3 – Scoring System for Priority Assessment

Sample Variable	Score	Basis of Risk Score
Area activity	0	Rare ACM disturbance or area activity: the ACM is located in an area of infrequent use (e.g. sub-floor void, roofspace). Access for emergency work only.
	1	Low ACM disturbance or area activity: low usage of frequent access e.g. office type activity.
	2	Medium ACM disturbance or area activity: medium usage area of frequent access resulting in periodic disturbance e.g. busy offices, thoroughfares, storerooms, industrial or vehicular activity.
	3	High ACM disturbance or area activity: area usage is extremely likely to cause ACM disturbance.
Accessibility	0	Inaccessible: usually inaccessible or unlikely to be disturbed e.g. roofing, pipe lagging in sub-floor void.
	1	Low accessibility: the likelihood of accidental disturbance is unlikely due to the ACM location e.g. high level pipework, ceiling tiles ('out-of reach' items).
	2	Medium accessibility: likelihood of accidental disturbance during normal area activity e.g. wall panels, partitioning *etc.* in office.
	3	High accessibility: the ACM is disturbed on a regular basis e.g. fire door, panelling to escalator, plant or machinery damage to panelling.
Frequency of use	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Maintenance activity	0	Unlikely: maintenance activity is unlikely to disturb ACM.
	1	Low: Low disturbance activities, or maintenance <1 per year.
	2	Medium: medium disturbance, or maintenance >1 per year.
	3	High: high or regular maintenance activities will result in disturbance, or maintenance >1 per month.
Total		
MRS (2-12)		*(carried over from material assessment)*
PRS Total		

PRS Total	Potential Human Exposure	Category
18 or more	High risk of human exposure to airborne asbestos fibre	Category A
14-17	Medium risk of human exposure to airborne asbestos fibre	Category B
9-13	Low risk of human exposure to airborne asbestos fibre	Category C
Less than 9	Very low risk of human exposure to airborne asbestos fibre	Category D

Risk Categories

Each ACM will be awarded a risk category (A, B, C or D) based on the total risk score. This provides a priority rating. For example, a category A rated ACM is a high risk item and should be actioned prior to B, C, or D items. Similarly, an A rated ACM with a 24 PRS should be actioned before an A rated ACM with an 18 PRS.

Category A - PRS 18 or more – High Risk ACM, Immediate/Urgent Action

Category A invokes immediate action. This could be in the form of sealing or locking the area (followed by further actions) or emergency removal or encapsulation. The category A item is likely to cause, or is presently exposing persons to airborne asbestos fibre in the ACM location area, adjacent or connected areas or other areas within the building. In some cases it may be necessary to carry out air sampling in order to clarify the exposure level. If the area is sealed or locked, or a delay in action occurs, a management plan should be implemented and appropriate signage and warning labels should be posted.

Category B - PRS 14-17 inc. – Medium Risk ACM, Planned Remedial Action

Category B items are potentially hazardous and generally warrant some form of planned remedial action. This could be in the form of a planned asbestos removal programme (in a specified timescale) after emergency encapsulation, environmental clean, repair or enclosure. A management plan should be implemented and appropriate signage and warning labels should be posted. The condition and risk status of the ACM will need to be monitored on a regular basis.

Category C - PRS 9-13 inc. – Low Risk ACM, Inspection & Labelling

A Category C item does not pose an imminent risk and the likelihood of fibre release is low under the existing conditions. A management plan should be implemented and warning labels should be posted. The condition and risk status of the ACM will need to be monitored on a regular basis, generally a six monthly inspection cycle.

Category D – PRS less than 9 – Minor Risk ACM, Inspection & Labelling

Although the risk is minor with little likelihood of fibre release or exposure under the existing conditions, a management plan should be implemented and warning labels should be posted. The condition and risk status of the ACM will need to be monitored on an annual basis.

Appendix 2: Risk Assessment Sheets/Sample Location Photographs

Job No.	**R-18828**
Sample No.	R-18828/008
Risk Ass't No.	477584
Sampled By	Greg Byrne & Paul Gallagher
Date Sampled	18/07/2023



ACM		
Asbestos Type by Analysis	Chrysotile	Comments:
Material Type	Rainwater downspout - Asbestos cement (AC)	
Approx. Quantity	4 l/m	
Location	Ground Floor, R05 / Unit 5	

PRIORITY ASSESSMENT – N/A					
	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	-	-	-	-	-
Points Scale	*1-12*	*0-3*	*0-3*	*0-3*	*0-3*
PRIORITY RISK SCORE =	**N/A**				
RISK CATEGORY =	**N/A**				

PLEASE NOTE: As this is a Demolition survey the need for a priority assessment is not applicable and is therefore excluded from the risk assessment. However, if any ACM's identified are to be retained for any length of time (ie longer than 3 months) then full management of all retained ACM's should be instigated and a priority assessment should be undertaken.

MATERIAL ASSESSMENT				
	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type
Risk Points	1	1	1	1
Points Scale	*1-3*	*0-3*	*0-3*	*1-3*
MATERIAL RISK SCORE =	**4**			

ACTION		
Inspection Cycle	N/A	**Comments/Recommendations**
Removal Priority	High	Trained contractor to complete any remedial or removal works under CAR 2012.
Remedial Action	Remove (T)	

Appendix 2: Risk Assessment Sheets/Sample Location Photographs

Job No.	**R-18828**
Sample No.	R-18828/As008
Risk Ass't No.	477530
Sampled By	Greg Byrne & Paul Gallagher
Date Sampled	18/07/2023



ACM		
Asbestos Type by Analysis	SP Chrysotile	Comments:
Material Type	Rainwater downspout - Asbestos cement (AC)	
Approx. Quantity	2 l/m	
Location	Ground Floor, R08 / Unit 8	

PRIORITY ASSESSMENT – N/A					
	Material Risk Score	Area Activity	Accessibility	Frequency of Use	Maintenance Activity
Risk Points	-	-	-	-	-
Points Scale	*1-12*	*0-3*	*0-3*	*0-3*	*0-3*
PRIORITY RISK SCORE =	**N/A**				
RISK CATEGORY =	**N/A**				

PLEASE NOTE: As this is a Demolition survey the need for a priority assessment is not applicable and is therefore excluded from the risk assessment. However, if any ACM's identified are to be retained for any length of time (ie longer than 3 months) then full management of all retained ACM's should be instigated and a priority assessment should be undertaken.

MATERIAL ASSESSMENT				
	Product Type	Damage/Deterioration	Surface Treatment	Asbestos Type
Risk Points	1	1	1	1
Points Scale	*1-3*	*0-3*	*0-3*	*1-3*
MATERIAL RISK SCORE =	**4**			

ACTION		
Inspection Cycle	N/A	**Comments/Recommendations** Trained contractor to complete any remedial or removal works under CAR 2012.
Removal Priority	High	
Remedial Action	Remove (T)	

Appendix 3: Certificate of Analysis

TVS Analysis

Unit 821, Birchwood Boulevard, Birchwood, Warrington, Cheshire. WA3 7QZ
Telephone/Fax: (01925) 811622 E-mail: tvsanalysis@btconnect.com

2684

CERTIFICATE OF ASBESTOS FIBRE IDENTIFICATION.

Customer Name and Address: R B Asbestos Consultants, Unit 2, Empire Business Centre, 2 Empire Way, Burnley. Lancashire. BB12 6HA
Site Reference: R-18828 – Units 6-23 Postal Street, Manchester. M1 1CE.
Date Received: 18/07/23 Certificate Number: TVS/23/4367
Date Analysed: 21/07/23 Analyst: N Tully

Sample Number		**Sample Location	*Description of Product	Content
Lab	Customer			
001	R-18828/001	R01 Wall Panels	Insulating Board	No Asbestos Detected
002	R-18828/002	R01 Floor	Screed	No Asbestos Detected
003	R-18828/003	R01 Panel Behind Heater	Insulating Board	No Asbestos Detected
004	R-18828/004	R01 to Floor by Safe	Bituminous	No Asbestos Detected
005	R-18828/005	R01 Internal Window	Putty	No Asbestos Detected
006	R-18828/006	R03 Column Cladding	Insulating Board	No Asbestos Detected
007	R-18828/007	R03	Bituminous Sink Pad	No Asbestos Detected
008	R-18828/008	R05 Downspout	Cement	Chrysotile
009	R-18828/009	R06 Column Cladding	Vermiculite	No Asbestos Detected

Approved: Sign: **Date: 21/07/23**
(Issued)

Print: N Tully
(Approved Signatory)

Samples detailed above have been analysed qualitatively for asbestos by polarized light & dispersion staining as described in our in-house procedures (Appendix 1 of our 'Quality Manual Policy and Procedures'), based on the content of HSG 248 Appendix 2. The report shall not be reproduced except in full without our approval and the laboratory can provide assurances that parts of the report are not taken out of context. Results relate only to the items tested.*Description of Product is outside the scope of our UKAS accreditation. **TVS Analysis Ltd accepts no responsibility for errors which may have arisen during sampling or transportation of samples and cannot take responsibility for the accuracy, representative nature and location of samples taken by external customers.

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Appendix 4: Air Monitoring Results

Not applicable.

Appendix 5: Disclaimer & Insurance Limitation

Disclaimer

Every reasonable effort has been made to ensure that the information contained in this report is as accurate, and as comprehensive as was practicable at the time of preparation. It is not reasonably practicable to categorically state whether an area is free of all asbestos containing materials.

R B Asbestos Consultants Limited cannot therefore accept liability for loss, injury, damage, or penalty caused by omissions or errors contained in this report. The report does not waive the responsibility of the dutyholder to ascertain for himself as to the composition of materials which may be disturbed or with which he may work.

Limitation

For insurance purposes we are required to include the following clause within this report:

'We have not inspected areas of the property/structure which are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property/structure is free from asbestos'.

Please view this statement in relation to the report as a whole.

Appendix 6: Terms and Abbreviations

ACM	-	Asbestos containing material
ACS	-	Asbestos cement sheet
AIB	-	Asbestos insulation board
Amosite	-	Brown asbestos
ASAP	-	As soon as possible
Asbestos Textiles	-	Woven or spun Chrysotile
Chrysotile	-	White asbestos
Crocidolite	-	Blue asbestos
Lagging	-	Thermal insulation
MMMF	-	Man made mineral fibre
MRS	-	Material risk score
NADIS	-	No asbestos detected in sample
NSM	-	No suspect material
P	-	Presumed
PRS	-	Priority risk score
SP	-	Strongly presumed
Supalux	-	Non-asbestos fire retardant board